

City Clerk File No. Ord. 14.064

Agenda No. 3.A 1st Reading

Agenda No. 4.A 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.064

TITLE:

**AN ORDINANCE VACATING A PORTION OF GROVE SQUARE
CONSISTING OF APPROXIMATELY 3,451 SQUARE FEET IN
ORDER TO ALIGN THE STREET GRID WITH THE LIBERTY
HARBOR NORTH REDEVELOPMENT PLAN**

WHEREAS, on March 23, 2005, the Municipal Council of the City of Jersey City finally adopted Ordinance 05-032, vacating a portion of Canal Street and of Grove Street, consisting of approximately 18,968.4618 square feet, and accepting a portion of the vacated area measuring approximately 11,992.9684 square feet, therein designated as "Grove Square", in order to effectuate the street grid contained in the Liberty Harbor North Redevelopment Plan as in effect on that date; and

WHEREAS, the Liberty Harbor North Redevelopment Plan was subsequently amended with respect to the street grid; and

WHEREAS, on May 15, 2012, the Planning Board of the City of Jersey City granted preliminary and final major subdivision approval (the "Subdivision Approval", a copy of which is file with the City Clerk) to Grand LHN III Urban Renewal, LLC "to subdivide four existing lots into five lots, including two lots for the extension of rights of way in connection with the property located at 237 Grand Street, 'Grand Street', 1 Canal Street, the 'Grove Square' right-of-way, in order to "create development lots and right-of-way extensions consistent with the Liberty Harbor North Redevelopment Plan"; and

WHEREAS, in order to effectuate the terms of the Liberty Harbor North Redevelopment Plan and the Subdivision Approval, Liberty Harbor North Brownstone Condominium Urban Renewal, LLC, (the "Petitioner") has requested the vacation of a portion of Grove Square measuring approximately 3,395 square feet (the "**Vacation Parcel**"), as depicted on that certain map prepared by Faraldi Group, dated March 6, 2014, revised March 19, 2014, and entitled "SURVEY OF A PORTION OF FORMER GROVE SQUARE TO BE VACATED, LIBERTY HARBOR NORTH, CITY OF JERSEY CITY, HUDSON COUNTY, STATE OF NEW JERSEY," (the "**Map**", a copy of which is attached hereto as Exhibit A), and as described in that certain metes and bounds description prepared by Faraldi Group, dated March 19, 2014 and entitled "Description of Lot 23.04, City Block 15802 to Be Vacated, Liberty Harbor North, City of Jersey City, Hudson County, New Jersey" (the "**Description**", a copy of which is attached hereto as Exhibit B); and

WHEREAS, immediately prior to the dedication of the Vacation Parcel to the City, the Petitioner was the owner of the Vacation Parcel; and

WHEREAS, the Vacation Parcel is not necessary for general public use, and the rights of the public will not be injuriously or adversely affected by the requested vacation; and

WHEREAS, the new street pattern has been approved by the City Council in its adoption of the amendments to the Liberty Harbor North Redevelopment Plan, and by the Jersey City Planning Board in its granting of the Subdivision Approval; and

WHEREAS, upon adoption of this Ordinance, and filing of the Ordinance and the Map with the Hudson County Register, title to the Vacation Parcel shall vest in the Petitioner; and

WHEREAS, all publication and notice requirements having been met,

AN ORDINANCE VACATING A PORTION OF GROVE SQUARE CONSISTING OF APPROXIMATELY 3,395 SQUARE FEET IN ORDER TO ALIGN THE STREET GRID WITH THE LIBERTY HARBOR NORTH REDEVELOPMENT PLAN

NOW THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City as follows:

Section 1. All of the recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. All of that part or portion of Grove Square as depicted on the Map attached hereto as Exhibit A as the Vacation Parcel, and described in the Description attached hereto as Exhibit B, measuring approximately 3,395 square feet shall be and is hereby vacated and the public easement and the rights therein shall be and are hereby extinguished.

Section 3. All costs and expenses incidental to the introduction, passage, and publication of this Ordinance shall be borne by Petitioner.

Section 4. Petitioner shall file this Ordinance, the Map and the Description with the Hudson County Register within sixty days of the effective date of this Ordinance. Upon filing of this Ordinance, the Map and the Description with the Hudson County Register, title to the Vacation Parcel shall vest in Petitioner.

Section 5. This Ordinance shall be subject to the following:

- (a) In the event the utilities, if any, presently located under the Vacation Parcel are not moved to another location, an easement in perpetuity is reserved for the benefit of the City of Jersey City and all public utility companies, including any cable television company as defined in the "Cable Television Act", *N.J.S.A. 48:5A-1 et seq.*, for the purpose of ingress and egress over and upon the area subject to this Ordinance in order to maintain, repair or replace existing utility facilities including water lines, sewer lines, gas lines and telephone, electrical and cable television wires and poles which may be located either beneath or above the Vacation Parcel.
- (b) No buildings or structures of any kind may be constructed over the water or sewer utilities within this area subject to the easement without the consent of the Chief Engineer of the City of Jersey City unless and until those utilities are relocated and/or abandoned.
- (c) In the event that the utilities, if any, presently lying in the Vacation Parcel are relocated, then the easement otherwise created hereby shall immediately terminate and the same shall be considered abandoned by the respective utility company.

Section 6. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

Section 7. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.

Section 8. This Ordinance shall take effect at the time and in the manner provided by law.

Section 9. The City Clerk and the Corporation Counsel are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code in order to avoid confusion and possible accidental repeal of the existing provisions.

G:\WPDOCS\ITOLONDA\Franchise Ordinance Correspondence\Grove Square - Marjorie M. Mocco, Esq\Grove Square Vacation ORDINANCE.doc

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____
Business Administrator

Certification Required ☐
Not Required ☐

Date Submitted to B.A. _____

ORDINANCE/RESOLUTION FACT SHEET

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The department, division or agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1. **Full Title of Ordinance/Resolution/Cooperation Agreement:**
**AN ORDINANCE VACATING A PORTION OF GROVE SQUARE
CONSISTING OF APPROXIMATELY 3,395 SQUARE FEET IN ORDER TO
ALIGN THE STREET GRID WITH THE LIBERTY HARBOR NORTH
REDEVELOPMENT PLAN**
2. **Name and Title of Person Initiating the Ordinance/Resolution, etc.:** Peter Mocco, Managing Member, Liberty Harbor North Brownstone Condominium Urban Renewal, LLC, 201-516-8552.
3. **Concise Description of the Program, Project or Plan Proposed in the Ordinance/Resolution:** This Ordinance will authorize the vacation of a portion of Grove Square in order to effectuate the terms of the Liberty Harbor North Redevelopment Plan as amended which provide for a new street pattern.
4. **Reasons (Need) for the Proposed Program, Project, etc:**
In order to carry out the Liberty Harbor North Redevelopment Plan and the vacation of a portion of Grove Square is necessary to complete the extension and alignment of a street to be constructed as required by the Redevelopment Plan.
5. **Anticipated Benefits to the Community:**
Construction of a new street for current and future residents and commercial tenants.
6. **Cost of Proposed Program, Project, etc. (Indicate the dollar amount of City, State and Federal Funds to be used, as well as match and in-kind contributions.):** N/A
7. **Date Proposed Program or Project Will Commence:**
Upon adoption of this Ordinance
8. **Anticipated Completion Date:**
Approximately 5 - 7 years for complete build out of surrounding development parcels.
9. **Person Responsible for Coordinating Proposed Program, Project, etc.:**
Marjorie M. Mocco, Esq. Marjorie.mocco@libertyharbor.com (201) 516-8551
10. **Additional Comments:**

I certify that all the Facts Presented Herein are Accurate.

Signature of ROBERT COTTER,
Director
Division of City Planning

Signature of ANTHONY CRUZ
Acting Director,
Department of Housing, Economic
Development and Commerce

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.064

TITLE: 3.A JUN 11 2014 4.A

JUN 25 2014

An ordinance vacating a portion of Grove Square consisting of approximately 3,451 square feet in order to align the street grid with the Liberty Harbor North Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION JUN 11 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 25 2014 8-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMEN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 25 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **JUN 11 2014**

Adopted on second and final reading after hearing on **JUN 25 2014**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **JUN 25 2014**

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date **JUN 25 2014**

APPROVED:

Steven M. Fulop, Mayor

Date **JUN 30 2014**

Date to Mayor **JUN 26 2014**

City Clerk File No. Ord. 14.065

Agenda No. 3.B 1st Reading

Agenda No. 4.B 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.065

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING
AMENDMENTS TO THE LIBERTY HARBOR NORTH REDEVELOPMENT PLAN TO AMEND
THE REGULATING STANDARDS RELATING TO BLOCK 1 OF THE REDEVELOPMENT PLAN**

WHEREAS, the Local Redevelopment and Housing Law, NJSA 40A:12A-1et seq. permits municipalities to adopt and amend regulations dealing with areas declared to be "in need of redevelopment" and "in need of rehabilitation"; and

WHEREAS, the Municipal Council of the City of Jersey City adopted a redevelopment plan for the Liberty Harbor North Redevelopment Plan Area on March 2, 1983; and

WHEREAS, the Liberty Harbor North Redevelopment Plan has been amended periodically since its adoption with sweeping changes made in 2002 by the adoption of the Duany Plater-Zyberk Master Plan; and

WHEREAS, the Municipal Council of the City of Jersey City wishes to assure continued high quality design and development within the Liberty Harbor North Redevelopment Plan area; and

WHEREAS, This ordinance adopts amendments to the *Regulating Plan: Heights Map, Regulating Plan: Frontages Map, Capacity Summary Table, Intensity Summary Table*, and parking standards; and

WHEREAS, the Planning Board of Jersey City, at its meeting of May 6, 2014, reviewed this amendment and found there to be many advantages. The board unanimously recommended that the Municipal Council adopt the proposed amendments; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the proposed Amendments, attached hereto, as Recommended by the Jersey City Planning Board on May 6, 2014 be, and hereby is, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

Robert D. Cotter, PP, FAICP, Planning Director

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

APPROVED:

APPROVED:

Business Administrator

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LIBERTY HARBOR NORTH REDEVELOPMENT PLAN TO AMEND THE REGULATING STANDARDS RELATING TO BLOCK 1 OF THE REDEVELOPMENT PLAN

Initiator

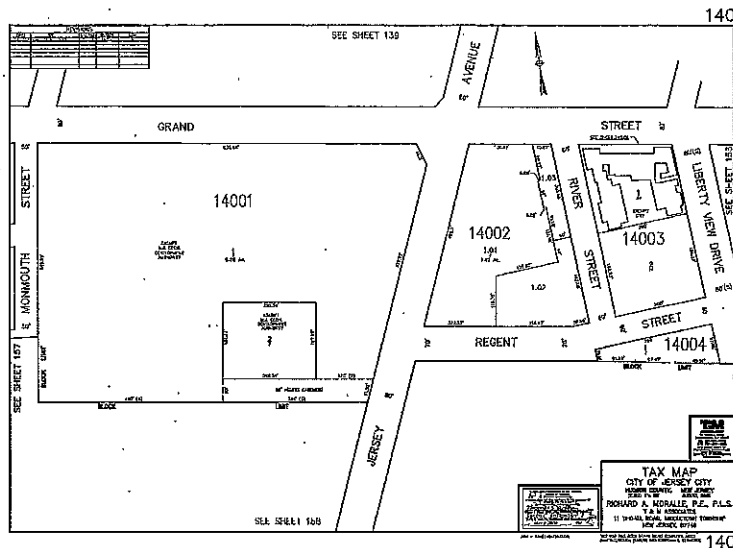
Department/Division	HEDC/Planning	
Name/Title	R. Coffer, Director, PP, FAICP	M. Bucci-Carter, Supervising Planner, PP, AICP
Phone/email	201-457-5050 ; bobbyc@icnj.org	201-547-4499; marvannb@icnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

Building Bulk standards are proposed for Block 14002 located at the intersection of Grand Street and Jersey Avenue. This Block is identified within the redevelopment plan as Block 1.

The location is shown on the Tax Map sheet inserted below:



The purpose of this ordinance is to permit the re-location of the tower element from Grand Street to Regent Street on Block 1. It also reduces the permitted building height along Grand Street from 16 Stories to 12 Stories and clearly permits local residents, businesses, schools and hospitals to utilize excess parking within the garages of the Liberty Harbor North Plan area.

These changes also result in changes to the Capacity and Summary Charts of the redevelopment plan.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

5/27/14

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.065

TITLE: 3.B JUN 11 2014 4.B JUN 25 2014

Ordinance of the Municipal Council of the City of Jersey
City adopting amendments to the Liberty Harbor North
Redevelopment Plan to amend the regulating standards
relating to Block 1 of the Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION JUN 11 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 25 2014 8-0											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>RIVERA</u> to close P.H.				COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted				COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 25 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUN 11 2014

Adopted on second and final reading after hearing on JUN 25 2014

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on JUN 25 2014

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date JUN 25 2014

APPROVED:

Steven M. Fulop, Mayor
JUN 30 2014

Date

Date to Mayor JUN 26 2014

City Clerk File No. Ord. 14.066

Agenda No. 3.C 1st Reading

Agenda No. 4.C 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.066

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AND ARTICLE IX (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE AT 72 ASTOR PLACE; 180 BERGEN AVENUE; 23 BERKELEY PLACE; 113 COLDEN STREET; 83 COLGATE STREET; 80 COLES STREET; 28 DUNCAN AVENUE; 265 DWIGHT STREET; 356 ½ EIGHTH STREET; 306 FULTON AVENUE; GARFIELD AVENUE; 74 GRANT AVENUE; 225 GRANT AVENUE; 505 LIBERTY AVENUE; 68 MADISON AVENUE; 121 MANHATTAN AVENUE; 20 MILTON AVENUE; 69 NELSON AVENUE; 203 NEW YORK AVENUE; 132 NORTH STREET; 237 NORTH STREET; 547 PALISADE AVENUE; 370 SECOND STREET; 66 SEIDLER STREET; 187 TERRACE AVENUE; 71 VAN NOSTRAND AVENUE; 54 WEGMAN PARKWAY; 170 WEGMAN PARKWAY; 173 WEGMAN PARKWAY; 39 WESTERN AVENUE AND 391 WOODLAWN AVENUE AND REPEAL THE RESERVED PARKING SPACE AT 136 NORTH STREET AND 21-23 WOODLAWN AVENUE AND AMEND THE RESERVED PARKING SPACE AT 155 BELMONT AVENUE; 190 CLAREMONT AVENUE; 29A CLIFF STREET; 90 DUNCAN AVENUE AND 203 NEW YORK AVENUE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) and Article IX (Parking for the Disabled) of the Jersey City Code is hereby supplemented as follows:

Section 332-29 Disabled Parking Manual

Section 332-69 Restricted parking zones in front of or near residences of disabled drivers.

PARKING FOR THE DISABLED

Restricted parking spaces, (measuring approximately 22 feet in length) in front of residential building for use by persons who have been issued special vehicle identification cards by the Division of Motor Vehicles and handicapped parking permits issued by the Traffic Division.

El Vera Bland
Doris Syphrett [Mattie Sanders]
John Purcell
Maria Pych
Elleree [Claude] Sims
Ghulam Allahditta [Rajesh Desai]
Sylvia Colon
Luz Gonzalez
Simon Lalta
Ronald Hutchinson
Marcia Adams [Pearly King]
Lillian Collins
Hector Delgado
Esmeraldo Lorenzo
Eva Godbolt
Dorothea Ryaless

72 Astor Pl
155 Belmont Av
180 Bergen Av
23 Berkeley Pl
190 Claremont Av
29A Cliff St
113 Colden St
80 Coles St
83 Colgate St
28 Duncan Av
90 Duncan Av
265 Dwight St
356 ½ Eighth St
306 Fulton Av
461 Garfield Av
74 Grant Av

<u>Roberta Reid</u>	<u>225 Grant Av</u>
<u>Udoka Ihenacho</u>	<u>505 Liberty Av</u>
<u>Kimberlyn Alvarez</u>	<u>68 Madison Av</u>
<u>Talaat Mohamed</u>	<u>121 Manhattan Av</u>
<u>Luis Feliciano</u>	<u>20 Milton Av</u>
<u>Nirmala Sharma</u>	<u>69 Nelson Av</u>
<u>Henry [Rosemarie] Peters</u>	<u>203 New York Av</u>
<u>Nicole Vexenat</u>	[136] <u>132 North St</u>
<u>Lilavati & Kishorkumar Marvadi</u>	<u>237 North St</u>
<u>Ashley Bono</u>	<u>547 Palisade Av</u>
<u>Anthony Lambiase</u>	<u>370 Second St</u>
<u>Francisco Pena</u>	<u>66 Seidler St</u>
<u>John Brzozowski</u>	<u>187 Terrace Av</u>
<u>Tracey Thomas</u>	<u>71 Van Nostrand Av</u>
<u>Thomas Boyce</u>	<u>54 Wegman Pkwy</u>
<u>Irving Harris</u>	<u>170 Wegman Pkwy [21-23 Woodlawn Av]</u>
<u>James Sims</u>	<u>173 Wegman Pkwy</u>
<u>Arvin Mayor</u>	<u>39 Western Av</u>
<u>Michael Friend</u>	<u>391 Woodlawn Av</u>

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
4. This ordinance shall take effect at the time and in the manner as prescribed by law.
5. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: The new material to be inserted is underscored; the material to be repealed is in [brackets].

JDS:pcl
(05.21.14)

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: _____
Director of Traffic & Transportation

APPROVED: _____
Director,
Architecture, Engineering, Traffic and Transportation

APPROVED: _____
Director, Dept. of Public Works
APPROVED: _____

Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) AND ARTICLE IX (PARKING FOR THE DISABLED) OF THE JERSEY CITY CODE DESIGNATING A RESERVED PARKING SPACE AT 72 ASTOR PLACE; 180 BERGEN AVENUE; 23 BERKELEY PLACE; 113 COLDEN STREET; 83 COLGATE STREET; 80 COLES STREET; 28 DUNCAN AVENUE; 265 DWIGHT STREET; 356 ½ EIGHTH STREET; 306 FULTON AVENUE; GARFIELD AVENUE; 74 GRANT AVENUE; 225 GRANT AVENUE; 505 LIBERTY AVENUE; 68 MADISON AVENUE; 121 MANHATTAN AVENUE; 20 MILTON AVENUE; 69 NELSON AVENUE; 203 NEW YORK AVENUE; 132 NORTH STREET; 237 NORTH STREET; 547 PALISADE AVENUE; 370 SECOND STREET; 66 SEIDLER STREET; 187 TERRACE AVENUE; 71 VAN NOSTRAND AVENUE; 54 WEGMAN PARKWAY; 170 WEGMAN PARKWAY; 173 WEGMAN PARKWAY; 39 WESTERN AVENUE AND 391 WOODLAWN AVENUE AND REPEAL THE RESERVED PARKING SPACE AT 136 NORTH STREET AND 21-23 WOODLAWN AVENUE AND AMEND THE RESERVED PARKING SPACE AT 155 BELMONT AVENUE; 190 CLAREMONT AVENUE; 29A CLIFF STREET; 90 DUNCAN AVENUE AND 203 NEW YORK AVENUE

Initiator

Department/Division	Public Works	Architecture, Engineering, Traffic and Transportation
Name/Title	Joao D'Souza at the request of Councilwoman Watterman, Chairwoman of the Municipal Council Committee for Disabled Parking	Director of Traffic & Transportation
Phone/email	201.547.4470	JOAO@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

To amend, repeal and or designate a reserved parking space at or near the residence of a disabled individual whose application was approved by the Municipal Council Committee for Disabled Parking.

I certify that all the facts presented herein are accurate.


Signature of Department Director

5/22/14
Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.066

TITLE: 3.C JUN 11 2014 4.C JUN 2 5 2014

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) and Article IX (Parking for the Disabled) of the Jersey City Code designating a reserved parking space at 72 Astor Place; 180 Bergen Avenue; 23 Berkeley Place; 113 Colden Street; 83 Colgate Street; 80 Coles Street; 28 Duncan Avenue; 265 Dwight Street; 356 1/2 Eighth Street; 306 Fulton Avenue; 461 Garfield Avenue; 74 Grant Avenue; 225 Grant Avenue; 505 Liberty Avenue; 68 Madison Avenue; 121 Manhattan Avenue; 20 Milton Avenue; 69 Nelson Avenue; 203 New York Avenue; 132 North Street; 237 North Street; 547 Palisade Avenue; 370 Second Street; 66 Seidler Street; 187 Terrace Avenue; 71 Van Nostrand Avenue; 54 Wegman Parkway; 170 Wegman Parkway; 173 Wegman Parkway; 39 Western Avenue and 391 Woodlawn Avenue and repeal the reserved parking space at 136 North Street and 21-23 Woodlawn Avenue and amend the reserved parking space at 155 Belmont Avenue; 190 Claremont Avenue; 29a Cliff Street; 90 Duncan Avenue and 203 New York Avenue.

RECORD OF COUNCIL VOTE ON INTRODUCTION JUN 11 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 2 5 2014 8-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALCER
MARCIA ADAMS

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 2 5 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUN 11 2014

Adopted on second and final reading after hearing on JUN 2 5 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JUN 2 5 2014

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date JUN 2 5 2014

APPROVED:

Steven M. Fulop, Mayor

Date JUN 3 0 2014

Date to Mayor JUN 2 6 2014

City Clerk File No. Ord. 14.067

Agenda No. 3.D 1st Reading

Agenda No. 4.D 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.067

TITLE:

ORDINANCE CONSENTING TO 1) THE SALE OF THE MEMBERSHIP INTERESTS OF NOC V URBAN RENEWAL COMPANY, LLC TO JP MORGAN CHASE BANK, NATIONAL ASSOCIATION AND 2) THE MODIFICATION OF THE TAX EXEMPTION FINANCIAL AGREEMENT WITH NOC V URBAN RENEWAL COMPANY, LLC, TO CONFORM THE FINANCIAL AGREEMENT TO THE 2003 AMENDMENTS TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, NOC V Urban Renewal Company, LLC [NOC V or Entity], is an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law, as amended and supplemented, N.J.S.A. 40A:20-1 et seq.; and

WHEREAS, the Entity owns certain property known as Block 7303, Lot 5 [formerly known as Block 20, Lots 1.18 and 1.02] on the City's Official Tax map, and more commonly known by the street address of 575 Washington Boulevard, Jersey City, New Jersey [Property], all of which is located within the boundaries of the Newport Redevelopment Plan; and

WHEREAS, by the adoption of Ordinance 99-190 on January 12, 2000, the Municipal Council of the City of Jersey City [City] approved a 20 year tax exemption and authorized the execution of a Financial Agreement, for a commercial project, consisting of a 21 story building with approximately 708,500 square feet of space, and

WHEREAS, the Entity and the City executed a Financial Agreement on March 8, 2000 [Financial Agreement] with a service charge calculated as 2% of total project cost with an estimated annual service charge of \$1,733,832; and

WHEREAS, based on agreed upon inflation of the total project cost in Section 4.3 of the 2000 Financial Agreement, the present Annual Service Charge is \$2,353,885 and will increase on February 1, 2017 to \$3,530,827, in addition to the statutory staged adjustments as provided in Section 4.2 of the Financial Agreement and required by N.J.S.A. 40A:20-12(b); and

WHEREAS, the tax exemption is scheduled to expire on January 1, 2022; and

WHEREAS, JP Morgan Chase Bank, National Association [Chase] was recently awarded a grant of \$225 million from the State of New Jersey Economic Development Authority as an incentive to create 1,000 jobs in Jersey City and to retain the 2,612 jobs presently in Jersey City; and

WHEREAS, by letter application dated June 4, 2014, a copy of which is on file in the office of the City Clerk, Chase requested the consent of the City to the sale of the membership interests on the Entity; and an amendment to the 2000 Financial Agreement so it will be interpreted in all respects to accord with the 2003 amendments to the Long Term Tax Exemption Law, particularly with regard to the calculation and payment of allowable net profits; and

ORDINANCE CONSENTING TO 1) THE SALE OF THE MEMBERSHIP INTERESTS OF NOC V URBAN RENEWAL COMPANY, LLC TO JP MORGAN CHASE BANK, NATIONAL ASSOCIATION AND 2) THE MODIFICATION OF THE TAX EXEMPTION FINANCIAL AGREEMENT WITH NOC V URBAN RENEWAL COMPANY, LLC, TO CONFORM THE FINANCIAL AGREEMENT TO THE 2003 AMENDMENTS TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

WHEREAS, Chase represents that its purchase of the membership interests of NOC V is an important element in the retention and creation of jobs and to secure other material benefits for the City of Jersey City community; and

WHEREAS, pursuant to Section 9.1 of the Financial Agreement, the Entity requires the consent of the City for the sale of its membership interests; and

WHEREAS, in addition, pursuant to Section 9.1 of the Financial Agreement and as permitted under N.J.S.A. 40A:20-22, for agreements negotiated prior to the 2003, an Entity seeking to sell a project, is required to pay the City an amount equal to 1% of the actual sales price which the within membership transfer will generate approximately \$3.155 million to the City, on or before September 1, 2014; and

WHEREAS, the members of NOC V require the City to acknowledge that all amounts due to the City under the 2000 Financial Agreement through the date hereof, have been either paid in full or have been waived or fully satisfied;

WHEREAS, the 2000 Financial Agreement will be amended to accord in all respects with the 2003 amendments to the Long Term Tax Exemption Law; and

WHEREAS, NOC V will continue to pay 2% of total project cost, including the agreed upon increases to total project cost as set forth in Section 4.3, and the timing of the staged adjustments, as set forth in the original 2000 Financial Agreement; and

WHEREAS, Chase and the transferring members of NOC V and their respective affiliates, have also agreed that they are legally estopped from using, and will not assert either as an admission or otherwise, in any forum or proceeding of any kind, any statement or waiver of the City's concerning the past due charges due under the 2000 Financial Agreement, including its use to interpret any other Financial Agreement; and

WHEREAS, it is in the best interests of the City to approve the modification to the tax exemption and consent to the sale of the membership interests of NOC V Urban Renewal Company, LLC, by JP Morgan Chase Bank, National Association, pursuant to the Consent and Amendment to the Financial Agreement.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

A. The Application of JP Morgan Chase Bank, National Association [Chase] to purchase the membership interests of NOC V Urban Renewal Company, LLC, and to amend the Financial Agreement pursuant to the provisions of the Long Term Tax Exemption Law of 2003, N.J.S.A. 40A:20-1 et seq., for Block 7303, Lot 5 [formerly known as Block 20, Lots 1.18 and 1.02] on the City's Official Tax map, and more commonly known by the street address of 575 Washington Boulevard, is hereby approved, subject to (i) payment to the City of 1% of the actual sales price therefore, estimated to be \$3.155 million; (ii) retention of the total project cost inflators and timing of statutory adjustments as set forth in the original 2000 Financial Agreement; and (iii) execution of a Consent and Amendment of the Financial Agreement with NOC V Urban Renewal Company, LLC.

B. The Mayor or Business Administrator is hereby authorized to execute a Consent and Amendment to the Financial Agreement with NOC V Urban Renewal LLC, as well as any other documents appropriate or necessary to effectuate the City's consent to the sale and transfer of the membership interests in NOC V Urban Renewal Company, LLC to JP Morgan Chase Bank, National Association and the settlement and waivers provided and the purposes of this ordinance.

ORDINANCE CONSENTING TO 1) THE SALE OF THE MEMBERSHIP INTERESTS OF NOC V URBAN RENEWAL COMPANY, LLC TO JP MORGAN CHASE BANK, NATIONAL ASSOCIATION AND 2) THE MODIFICATION OF THE TAX EXEMPTION FINANCIAL AGREEMENT WITH NOC V URBAN RENEWAL COMPANY, LLC, TO CONFORM THE FINANCIAL AGREEMENT TO THE 2003 AMENDMENTS TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

C. The Consent and Amendment to the Financial Agreement, including any estoppels or waivers to be executed by NOC V Urban Renewal Company, LLC, or its members, shall be in substantially the form attached, subject to such modification as the Corporation Counsel or Business Administrator deems appropriate or necessary.

D. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

E. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

F. This ordinance shall take effect at the time and in the manner provided by law.

G. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face**
and repealed matter by *italic*.

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____

Business Administrator

Certification Required ☐
Not Required ☐

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.067

TITLE: 3.D JUN 11 2014 4.D JUN 25 2014

Ordinance consenting to 1) The sale of the membership interests of NOC V Urban Renewal Company, LLC, to JP Morgan Chase Bank, National Association and 2) The modification of the tax exemption financial agreement with NOC V Urban Renewal Company, LLC, to conform the financial agreement to the 2003 amendments to the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq.

RECORD OF COUNCIL VOTE ON INTRODUCTION

JUN 11 2014 8-0

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING

JUN 25 2014 8-0

Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.				COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

KABILI TAYARI
YVONNE BALCER
MIA SCANGA
ELNORA WATSON
JAYSON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY

Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted				COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE

JUN 25 2014 8-0

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUN 11 2014

Adopted on second and final reading after hearing on JUN 25 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JUN 25 2014

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date JUN 25 2014

APPROVED:

Steven M. Fulop, Mayor

Date JUN 30 2014

Date to Mayor JUN 26 2014

City Clerk File No. _____ Ord. 14.069

Agenda No. _____ 3.F _____ 1st Reading

Agenda No. 4.E. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.069

TITLE: ORDINANCE APPROVING A TWENTY (20) YEAR TAX EXEMPTION FOR A COMMERCIAL HOTEL PROJECT TO BE CONSTRUCTED BY ONE EXCHANGE JC URBAN RENEWAL, LLC, PURSUANT TO THE PROVISIONS OF THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ FOR THE PROPERTY DESIGNATED AS BLOCK 14502, LOT 1 ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS AS 1 EXCHANGE PLACE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, One Exchange JC Urban Renewal, LLC, an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 2003, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. [Entity]; and

WHEREAS, the Entity is the owner of certain property known as Block 14502, Lot 1, on the City's Official Tax map, consisting of approximately .38 acres, and more commonly known by the street address of 1 Exchange Place, Jersey City, and more specifically described by metes and bounds, in the application [Property]; and

WHEREAS, the Property is located within the 1 Exchange Redevelopment Plan Area as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g); and

WHEREAS, the Entity has applied for a 20 year long term tax exemption to rehabilitate an existing ten (10) story structure, which is currently vacant and in need of restoration, to develop a commercial hotel project consisting of approximately 253 rooms (Hyatt Extended Stay), along with the construction of three (3) story vertical addition to the existing ten (10) story structure and a thirteen (13) story addition to the side of the existing structure, including ancillary retail and restaurant uses and valet parking for a total of approximately 191,017 square feet; and

WHEREAS, the Project received a site plan approval from the Planning Board on August 21, 2012; and

WHEREAS, the Project is expected to generate approximately \$800,000 annually in hotel occupancy taxes for the City; and

WHEREAS, One Exchange JC Urban Renewal, LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge or (ii) an annual service charge consisting of 2% of Total Project Cost of the Entity and as defined by the parties; Total Project Cost shall be defined according to the industry standard set forth by Marshall & Swift, in its Marshall Valuation Service, as may be modified by the parties, which sum is estimated to be \$816,932 and which shall be subject to statutory staged increases over the term of the tax exemption; and
2. pay an annual sum equal to 0.5% of each prior year's Annual Service Charge as an Administrative Fee; and
3. provide employment and other economic opportunities for City residents and businesses; and
4. pay to the City, for remittance to Hudson County, an amount equal to 5% of the Annual Service Charge upon receipt of that charge; and

ORDINANCE APPROVING A TWENTY (20) YEAR TAX EXEMPTION FOR A COMMERCIAL HOTEL PROJECT TO BE CONSTRUCTED BY ONE EXCHANGE JC URBAN RENEWAL, LLC PURSUANT TO THE PROVISIONS OF THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ FOR THE PROPERTY DESIGNATED AS BLOCK 14502, LOT 1 ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS AS 1 EXCHANGE PLACE

5. pay the sum of \$286,526 (\$1.50 x 191,017 square feet of hotel and retail space) to the City's Affordable Housing Trust Fund; and

WHEREAS, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption, for the following reasons:

1. the current real estate taxes generate revenue of only \$246,378 whereas, the Annual Service Charge as estimated, will generate revenue of more than \$816,932 to the City;
2. it is expected that the Project will create approximately 350 jobs during construction, 80 new permanent full-time jobs, and 60 permanent part-time jobs;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the 1 Exchange Redevelopment Plan;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

WHEREAS, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charges will make the Project more attractive to investors needed to finance the Project;
2. the relative stability and predictability of the Annual Service Charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will attract tenants to the Project and insure the likelihood of the success of the Project; and

WHEREAS, One Exchange JC Urban Renewal, LLC has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

A. The application of One Exchange JC Urban Renewal, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 2003, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, for Block 14502, Lot 1, more commonly known by the street address of 1 Exchange Place, more specifically described by metes and bounds in the application, is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Financial Agreement and a Project Employment and Contracting Agreement. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of 25 years from the adoption of the within Ordinance or 20 years from the date the project is Substantially Complete;
2. Annual Service Charge: each year the greater of:
 - (a) the Minimum Annual Service Charge; or
 - (b) or 2% of Total Project Cost of the Entity and as defined by the parties, Total Project Cost which shall be defined according to the industry standard set forth by Marshall & Swift, in its Marshall Valuation Service, as may be modified by the parties, which is estimated to be \$40,846,548, for an estimated annual service charge of \$816,932 which shall be subject to statutory increases during the term of the tax exemption.

ORDINANCE APPROVING A TWENTY (20) YEAR TAX EXEMPTION FOR A COMMERCIAL HOTEL PROJECT TO BE CONSTRUCTED BY ONE EXCHANGE JC URBAN RENEWAL, LLC PURSUANT TO THE PROVISIONS OF THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ FOR THE PROPERTY DESIGNATED AS BLOCK 14502, LOT 1 ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS AS 1 EXCHANGE PLACE

3. Administrative Fee: 0.5% of the prior year's Annual Service Charge;
4. County Payment: 5% of the Annual Service Charge to the City for remittance by the City to Hudson County;
5. Project: to rehabilitate an existing ten (10) story structure, which is currently vacant and in need of restoration, to develop a commercial hotel project consisting of approximately 253 rooms (Hyatt Extended Stay), along with the construction of three (3) story vertical addition to the existing ten (10) story structure and a thirteen (13) story addition to the side of the existing structure, including ancillary retail and restaurant uses and valet parking for a total of approximately 191,017 square feet;
6. Affordable Housing Trust Fund: \$1.50 x 191,017 square feet of hotel and retail space, for a total of approximately \$286,526;
7. An obligation to execute a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses;
8. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project begins within two (2) years of the adoption of the within Ordinance.
- C. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.
- D. The application is on file with the office of the City Clerk. The Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.
- E. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- G. This ordinance shall take effect at the time and in the manner provided by law.
- H. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

DJ/he
6/05/14

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____

Corporation Counsel

Business Administrator

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.069

TITLE: 3.F JUN 11 2014 4.E

JUN 25 2014

Ordinance approving a twenty (20) year tax exemption for a commercial hotel project to be constructed by One Exchange Urban Renewal, LLC pursuant to the provisions of the Long Term Tax Exemption Law N.J.S.A.40A:20-1 et seq., for the property designated as Block 14502, Lot 1 on the city's tax map and more commonly known by the street address as 1Exchange Place.

RECORD OF COUNCIL VOTE ON INTRODUCTION JUN 11 2014 6-2											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO		✓		COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 25 2014 8-0											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

KABILI TAYARI
YVONNE BALCEK
DAN LEVIN
FLETCHER GENSAMMER
RIAZ WAHID
JAIME VAZQUEZ
GLENN TIGER
LORENZO RICHARDSON
MIA SCANGA
JAYSON BURG

LOU CANDURA
ADRIAN SILNE
BRADLEY GRAY

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 25 2014 6-2											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **JUN 11 2014**

Adopted on second and final reading after hearing on **JUN 25 2014**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **JUN 25 2014**

Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date _____

APPROVED:

Steven M. Fulop, Mayor
JUN 30 2014

Date _____

Date to Mayor **JUN 26 2014**

*Amendment(s):

City Clerk File No. Ord. 14.070

Agenda No. 3.6 1st Reading

Agenda No. 4.F. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.070

TITLE:

**ORDINANCE SUPPLEMENTING CHAPTER A351 (EXECUTIVE ORDERS AND
ORDINANCES) OF THE JERSEY CITY CODE**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

A. The following supplements to Chapter A351 (Executive Orders and Ordinances) of the
Jersey City Code are adopted:

Labor Grade

Title

*

Asst. Administrator, Cultural and Heritage Affairs

B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

C. This ordinance shall be a part of the Jersey City Code as though codified and fully set
forth therein. The City shall have this ordinance codified and incorporated in the official
copies of the Jersey City Code.

D. This ordinance shall take effect at the time and in the manner as provided by law.

E. The City Clerk and the Corporation Counsel be and they are hereby authorized and
directed to change any chapter numbers, article numbers and section numbers in the event
that the codification of this ordinance reveals that there is a conflict between those numbers
and the existing code, in order to avoid confusion and possible accidental repealers of
existing provisions.

NOTE: All new material is underlined; words in [brackets] are omitted.
For purposes of advertising only, new matter is indicated by **boldface** and
repealed matter by *italic*.

*Pursuant to N.J.S.A. 40:69A-43a.

JF/he
6/02/14

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____

Business Administrator

Certification Required ☐

Not Required ☐



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
OFFICE OF THE MAYOR

CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302
P: 201 547 5500 | F: 201 547 5442



STEVEN M. FULOP
MAYOR OF JERSEY CITY

E.O. _____

_____, 2014

EXECUTIVE ORDER OF THE MAYOR
OF THE
CITY OF JERSEY CITY

UNCLASSIFIED POSITIONS FOR CITY EMPLOYEES

Pursuant to the Faulkner Act, N.J.S.A. 40:69A-48, as amended by L.1985, c.374, the Mayor is now authorized to set the salaries, wages or other compensation of all employees of administrative departments except department directors and employees whose salaries are required to be set by ordinance.

Pursuant to this authorization, I issue the following Executive Order establishing guidelines for salaries and wages of those employees whose salaries are set by the Mayor:

Labor Grade

Title

37

Asst. Administrator, Cultural and Heritage Affairs

This order shall take effect immediately.

Very truly yours,

STEVEN M. FULOP, MAYOR

SMF/he

cc: Robert J. Kakoleski, Business Administrator
Jeremy Farrell, Corporation Counsel
Robert Byrne, City Clerk
Donna Mauér, Chief Financial Officer
Nancy Ramos, Personnel Director

Ordinance/Resolution Fact Sheet

RECEIVED
MAY 23 2014

BY:
This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement, or contract that is submitted for Council consideration. Incomplete or sketch summary sheets will be returned with the resolution or ordinance. The Department, Division, or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate state of facts.

Full Title of Ordinance/Resolution/Cooperation Agreement:

ASST. ADMINISTRATOR, CULTURAL AND HERITAGE AFFAIRS

Name & Title of Person Initiating Ordinance/Resolution, Etc.:

NANCY RAMOS, Human Resources Director

Concise Description of the Program, Project, or Plan Proposed in the Ordinance:

To establish a new title in accord with New Jersey Department of Personnel Rules and Regulations.

Reasons for the Proposed Program, Project, Etc.:

Anticipated Benefits to the Community:

Cost of Program, Project, Etc.: (Indicate the dollar amount of City, State, Federal funds to be used as well as match and in-kind contributions.)

Date Proposed Program or Project will Commence:

Anticipated Completion Date:

Person Responsible for Coordinating Proposed Program, Project Etc.:

Additional Comments:

Union Affiliation - MGT - Labor Grade 37

I Certify That All Facts Present Herein Are Accurate.

5/19/14
Date

Nancy Ramos
Department Director

Date Submitted to Business Administrator

NEW TITLE

TITLE: ASST. ADMINISTRATOR, CULTURAL AD HERITAGE AFFAIRS

Union: MGT.

LG: 37

Min. 26,400 Max: 75,035

Department: **RECREATION**

Division: RECREATION

Acct: #370

Employee: ELIZABETH L. CAIN
329 FOURTH STREET
JERSEY CITY, N. J. 07302

Salary: \$75,000.00

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.070

TITLE: 3.G JUN 11 2014 4.F

JUN 25 2014

Ordinance supplementing Chapter A351 (Executive Orders and Ordinances) of the Jersey City Code. (Assistant Administrator, Cultural and Heritage Affairs)

RECORD OF COUNCIL VOTE ON INTRODUCTION JUN 11 2014 6-2											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO		✓		COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 25 2014 7-0											
Councilperson <u>COLEMAN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	ABSENT			OSBORNE	ABSENT			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JAYSON BURG
YVONNE BALZER
LORENZO RICHARDSON

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted _____											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMEN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 25 2014 6-2											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA		✓	
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMEN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on JUN 11 2014

Adopted on second and final reading after hearing on JUN 25 2014

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JUN 25 2014

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date JUN 25 2014

APPROVED:

Steven M. Fulop, Mayor

Date JUN 30 2014

Date to Mayor JUN 26 2014

City Clerk File No. Ord. 14.071

Agenda No. 3.H 1st Reading

Agenda No. 4.G 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.071

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF
JERSEY CITY ADOPTING THE BLOCK 10102 REDEVELOPMENT
PLAN**

WHEREAS, the Municipal Council of the City of Jersey City originally adopted the Luis Munoz Marin Boulevard Redevelopment Plan in 1975; and

WHEREAS, the Municipal Council seeks renewed investment and development within the redevelopment area and specifically on Block 10102; and

WHEREAS, the following amendment removes Block 10102 from the Luis Munoz Marin Boulevard Redevelopment and creates a new "Block 10102 Redevelopment Plan" to guide development within this block; and

WHEREAS, the attached Block 10102 Redevelopment Plan has been reviewed by the Jersey City Planning Board at its meeting of May 20, 2014; and

WHEREAS, the Planning Board voted favorably to recommend adoption of the Block 10102 Redevelopment by the Municipal Council; and

WHEREAS, a copy of the Block 10102 Redevelopment Plan is attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the attached Block 10102 Redevelopment Plan be, and hereby is, adopted as recommended by the Jersey City Planning Board.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED:

APPROVED:

Business Administrator

Robert D. Cotter, PP, FAICP, Director
Division of City Planning

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

Full Title of Ordinance/Resolution**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING THE BLOCK 10102 REDEVELOPMENT PLAN****Initiator**

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, AICP	Director
	Jeff Wenger, AICP	Principal Planner
Phone/email	201-547-5010	bobbyc@jcnj.org / jeff@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This ordinance adopts the Block 10102 Redevelopment Plan. This redevelopment plan shall govern development on Block 10102, better known as the Unico tower site, which was formerly part of the Luis Munoz Marin Boulevard Redevelopment Plan. The plan permits a mix-use project along Marin Boulevard at a maximum building height of 190 feet, a maximum density of 300 units per acre, and a minimum parking ratio of 50%.

I certify that all the facts presented herein are accurate.


Signature of Department Director

5/20/14
Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.071

TITLE: 3.H JUN 11 2014 4.G

JUN 25 2014

Ordinance of the Municipal Council of the City of Jersey
City adopting the Block 10102 Redevelopment Plan.
(Unico Towers Site)

RECORD OF COUNCIL VOTE ON INTRODUCTION JUN 11 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 25 2014 7-0											
Councilperson <u>COLEMAN</u> moved, seconded by Councilperson <u>RAMCHAL</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMEN	✓		
BOGGIANO	ABSENT			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

J. J. SMITH
KIRSTEN GREENE
BARBARA HINES
TOM ROSENSWEET
KATIE BRENNAN
ADRIENNE LOEB
VANYA MERKOV
LUBO MERKOV
BHAVANA INGALE

ROXANA BEGGS
NATALIA CABALIMA
HODA OSMAN
MATT SCHAPIRO
GLENN TIGER
LEON GREEN
ELNA MUKIDA
KABILI TAYARI
PETER BOWERS
ERIC FLEMING

KEELY RICHARDSON

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY JUN 25 2014											
Councilperson <u>RAMCHAL</u> moved to amend* Ordinance, seconded by Councilperson <u>LAVARRO</u> & adopted <u>8-0</u>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF FINAL COUNCIL VOTE JUN 25 2014 7-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **JUN 11 2014**

Adopted on second and final reading after hearing on **JUN 25 2014**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on

Robert Byrne, City Clerk

*Amendment(s): page 13 in bold and italics

APPROVED:

Rolando V. Lavarro, Jr., Council President

Date

APPROVED:

Steven M. Fulop, Mayor

Date

JUN 30 2014

Date to Mayor

JUN 26 2014

City Clerk File No. Ord. 14.072

Agenda No. 3. I 1st Reading

Agenda No. 4. H. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.072

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AMENDMENTS TO THE LUIS MUNOZ MARIN BOULEVARD
REDEVELOPMENT PLAN**

WHEREAS, the Local Redevelopment and Housing Law, (NJSA 40A:12A-1 et seq.) permits municipalities to adopt and amend regulations dealing with areas declared to be "in need of redevelopment," and "in need of rehabilitation;" and

WHEREAS, the Luis Munoz Marin Boulevard Redevelopment Plan was adopted in February 1975 by the Jersey City Municipal Council and amended subsequently; and

WHEREAS, the existing plan has language that is out of date with current standards, and should be revised for consistency; and

WHEREAS, subdistricts of the Plan should be renamed for ease of use without changing the standards of the Plan; and

WHEREAS, the Planning Board of Jersey City, at its meeting of May 20, 2014, recommended that the Municipal Council adopt the proposed amendments to the Luis Munoz Marin Boulevard Redevelopment Plan in order to modernize the Plan; and

WHEREAS, the proposed amendment to the Luis Munoz Marin Boulevard Redevelopment Plan is attached hereto and made a part hereof, which amendments are available for public inspection in the Office of the City Clerk, City Hall, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the revised Luis Munoz Marin Boulevard Redevelopment Plan be, and hereby is, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect only if the Settlement regarding the ownership of the Pennsylvania Railroad Harsimus Embankment is effectuated between the City of Jersey City, Conrail, and other interested parties.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____

Robert D. Cotter, PP, Director
Division of City Planning

Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING
AMENDMENTS TO THE LUIS MUNOZ MARIN BOULEVARD REDEVELOPMENT PLAN

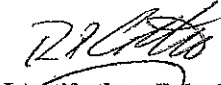
Initiator

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, AICP	Director
Phone/email	201-547-5010	bobbyc@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

These amendments revise the existing Luis Munoz Marin Boulevard Redevelopment Plan to bring language throughout up to current legal standards and to match standard terminology throughout Plans citywide. Additionally, zone districts have been renamed for consistency and ease of use. No changes are proposed that would affect permitted uses or existing standards.


I certify that all the facts presented herein are accurate.


Signature of Department Director

6/5/14
Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.072
TITLE: 3.1 JUN 11 2014 4.H **JUN 25 2014**

Ordinance of the Municipal Council of the City of Jersey
City adopting amendments to the Luis Munoz Marin
Boulevard Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION JUN 11 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 25 2014 8-0											
Councilperson <u>COLEMAN</u> moved, seconded by Councilperson <u>RAMCHAL</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 25 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **JUN 11 2014**
Adopted on second and final reading after hearing on **JUN 25 2014**

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on **JUN 25 2014**

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date **JUN 25 2014**

APPROVED:

Steven M. Fulop, Mayor

Date **JUN 30 2014**

Date to Mayor **JUN 26 2014**

City Clerk File No. Ord. 14.073

Agenda No. 3.J 1st Reading

Agenda No. 4.I 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.073

TITLE: AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 11201, LOT 29, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 298 SIXTH STREET

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City as an area in need of rehabilitation, is authorized to adopt an ordinance to utilize tax exemptions pursuant to N.J.S.A. 40A:21-1, et seq., the Five (5) Year Exemption and Abatement Law; and

WHEREAS, pursuant to N.J.S.A. 40A:21-1 et seq., the City of Jersey City adopted Ordinance 05-060, Section 304-6 et seq. of the Municipal Code, to allow Five (5) Year Tax Exemptions which allows the Tax Assessor to regard the full and true value or a portion thereof of certain improvements as not increasing the full and true value of certain property for a period of five (5) years, provided the owner's application is approved by the Tax Assessor and by Ordinance of the Municipal Council; and

WHEREAS, pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code, a tax exemption for the construction of a new four (4) story building to contain four (4) residential units on the Property on the Property, is permitted for a period of five (5) years; and

WHEREAS, Jagdamba Ma Sixth, LLC [Entity], is the owner of Property designated as Block 11201, Lot 29, on the City's Tax Map and more commonly known by the street address of 298 Sixth Street, Jersey City, NJ; and

WHEREAS, the Entity now plans to construct a new four (4) story building to contain four (4) residential units on the Property; and

WHEREAS, construction will be substantially complete on March 30, 2015; and

WHEREAS, on March 27, 2014, the Entity filed an application for a five (5) year tax exemption to construct a new residential Project, a copy of which application is attached hereto; and

WHEREAS, Jagdamba Ma Sixth, LLC, proposes to pay the City (in addition to the full taxes on the land, which shall continue to be conventionally assessed and are currently taxed at the sum of \$627, subject to increase on new construction) a tax payment for the new improvements on the property, as follows:

- (a) 2014: the tax year in which the structure will be completed. \$0 taxes;

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 11201, LOT 29, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 298 SIXTH STREET

- (b) 2015: the second tax year, 20% of actual taxes on improvements, estimated to be \$5,132;
- (c) 2016: the third tax year, 40% of actual taxes on improvements, estimated to be \$10,264;
- (d) 2017: the fourth tax year, 60% of actual taxes on improvements, estimated to be \$15,396; and
- (e) 2018: the fifth tax year, 80% of actual taxes on improvements, estimated to be \$20,529;

WHEREAS, the Tax Assessor has determined that the new construction will generate an additional tax payment of \$6,996 for land and \$25,661 for improvements, for a total of \$32,657 a year; and

WHEREAS, the applicant has agreed that in the event the Citywide revaluation results in a decrease in the estimated amount of actual taxes otherwise due, then for purposes of calculating a tax payment hereunder and for the five (5) year period, the amount shall be calculated on the higher of the amount estimated hereunder or the actual taxes otherwise due; and

WHEREAS, the application for tax exemption was complete and timely filed; the application was approved by the Tax Assessor and the multiple dwelling Project is eligible for tax exemption pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code; and

WHEREAS, upon the expiration of the tax exemption, the total assessment, including both land and improvements, will generate a total tax payment of \$32,657; and

WHEREAS, Jagdamba Ma Sixth, LLC, has agreed to pay the sum of \$6,000 to the City's Affordable Housing Trust Fund, which shall be paid in intervals set forth in Section 304-28 of the Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The application, attached hereto, for a five (5) year tax exemption for the full and true value of a new four (4) story building to contain four (4) residential units, located in Block 11201, Lot 29, and more commonly known by the street address of 298 Sixth Street, Jersey City, N.J., is hereby approved.
2. The Mayor or Business Administrator is hereby authorized to execute a tax exemption agreement which shall contain at a minimum, the following terms and conditions:
 - (a) tax payment on the new improvements shall be:
 - (i) Year 1: the tax year in which the structure will be completed. \$0 taxes;
 - (ii) Year 2: the second tax year, 20% of actual taxes on improvements, estimated to be \$5,132;

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 11201, LOT 29, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 298 SIXTH STREET

- (iii) Year 3: the third tax year, 40% of actual taxes on improvements, estimated to be \$10,264;
- (iv) Year 4: the fourth tax year, 60% of actual taxes on improvements, estimated to be \$15,396; and
- (v) Year 5: the fifth tax year, 80% of actual taxes on improvements, estimated to be \$20,529.

The applicant has agreed that in the event the Citywide revaluation results in a decrease in the amount of actual taxes otherwise due for purposes of calculating a tax payment hereunder; during this five (5) year period, the amount due hereunder shall be calculated on the higher of the amount estimated above or the actual taxes due after the revaluation; and

(b) The project shall be subject to all federal, state and local laws, and regulations on pollution control, worker safety, discrimination in employment, zoning, planning, and building code requirements pursuant to N.J.S.A. 40A:21-11(b).

(c) If, during any tax year prior to the termination of the tax agreement, the property owner ceases to operate or disposes of the property, or fails to meet the conditions for qualifying, then the tax which would have otherwise been payable for each tax year shall become due and payable from the property owner as if no exemption and abatement had been granted. The collector forthwith ad the tax collector shall, within 15 days thereof, notify the owner of the property of the amount of taxes due.

(d) With respect to the disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, no tax shall be due, the exemption shall continue, and the agreement shall remain in effect.

(e) At the termination of a tax exemption agreement, the new improvements shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a project, at the termination of an agreement, from qualifying for, an receiving the full benefits of, any other tax preferences provided by law.

(f) Affordable Housing Trust Fund: \$1,500 per unit, for a total of \$6,000.

3. An obligation to execute a Project Employment and Contracting Agreement and Project Labor Agreement to insure employment and other economic benefits to City residents and businesses.
4. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project achieves Substantial Completion within twenty-four (24) months of the date of adoption of the within Ordinance.
5. The form of tax exemption agreement is attached hereto as Exhibit B, subject to such modification as the Corporation counsel or Business Administrator deems necessary.
6. The Tax Assessor shall send a copy of the fully executed Financial Agreement will be sent to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of execution pursuant to N.J.S.A. 40a:21-11(d).

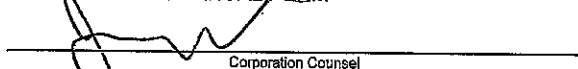
AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 11201, LOT 29, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 298 SIXTH STREET

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner provided by law.
- D. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/he
6/06/14

APPROVED AS TO LEGAL FORM


Corporation Counsel

APPROVED: 

APPROVED: 
Business Administrator

Certification Required ☐

Not Required ☐

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.073

TITLE: 3.J JUN 11 2014 4.I

JUN 25 2014

An ordinance a five (5) year tax exemption pursuant to the provisions of N.J.S.A. 40A:21-1, et seq., and Section 304-12 of the Municipal Code for property designated as Block 11201, Lot 29, on the City's tax map and more commonly known by the street address of 298 Sixth Street

RECORD OF COUNCIL VOTE ON INTRODUCTION JUN 11 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 25 2014 7-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>RAMCHAL</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

KABILI TAYARI

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 25 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

JUN 11 2014

Adopted on first reading of the Council of Jersey City, N.J. on _____

JUN 25 2014

Adopted on second and final reading after hearing on _____

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **JUN 25 2014**

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr.
Rolando R. Lavarro, Jr., Council President

Date **JUN 25 2014**

APPROVED:

Steven M. Fulop
Steven M. Fulop, Mayor

Date **JUN 30 2014**

Date to Mayor **JUN 26 2014**

City Clerk File No. Ord. 14.074

Agenda No. 3.K 1st Reading

Agenda No. 4.J. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 14.074

TITLE: AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 11402, LOT 23, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 222 FIRST STREET

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City as an area in need of rehabilitation, is authorized to adopt an ordinance to utilize tax exemptions pursuant to N.J.S.A. 40A:21-1, et seq., the Five (5) Year Exemption and Abatement Law; and

WHEREAS, pursuant to N.J.S.A. 40A:21-1 et seq., the City of Jersey City adopted Ordinance 05-060, Section 304-6 et seq. of the Municipal Code, to allow Five (5) Year Tax Exemptions which allows the Tax Assessor to regard the full and true value or a portion thereof of certain improvements as not increasing the full and true value of certain property for a period of five (5) years, provided the owner's application is approved by the Tax Assessor and by Ordinance of the Municipal Council; and

WHEREAS, pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code, a tax exemption for the construction of a new four (4) story building to contain eight (8) residential units on the Property on the Property, is permitted for a period of five (5) years; and

WHEREAS, Laxmi Ma First, LLC [Entity], is the owner of Property designated as Block 11402, Lot 23, on the City's Tax Map and more commonly known by the street address of 222 First Street, Jersey City, NJ; and

WHEREAS, the Entity now plans to construct a new four (4) story building to contain eight (8) residential units on the Property; and

WHEREAS, construction will be substantially complete on May 31, 2015; and

WHEREAS, on March 31, 2014, the Entity filed an application for a five (5) year tax exemption to construct a new residential Project, a copy of which application is attached hereto; and

WHEREAS, Laxmi Ma First, LLC, proposes to pay the City (in addition to the full taxes on the land, which shall continue to be conventionally assessed and are currently taxed at the sum of \$11,983) a tax payment for the new improvements on the property, as follows:

- (a) 2014: the tax year in which the structure will be completed. \$0 taxes;
- (b) 2015: the second tax year, 20% of actual taxes on improvements, estimated to be \$2,735;

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 11402, LOT 23, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 222 FIRST STREET

- (c) 2016: the third tax year, 40% of actual taxes on improvements, estimated to be \$5,469;
- (d) 2017: the fourth tax year, 60% of actual taxes on improvements, estimated to be \$8,204; and
- (e) 2018: the fifth tax year, 80% of actual taxes on improvements, estimated to be \$10,938;

WHEREAS, the Tax Assessor has determined that the new construction will generate an additional tax payment of \$11,983 for land and \$13,673 for improvements, for a total of \$25,656 a year; and

WHEREAS, the applicant has agreed that in the event the Citywide revaluation results in a decrease in the estimated amount of actual taxes otherwise due, then for purposes of calculating a tax payment hereunder and for the five (5) year period, the amount shall be calculated on the higher of the amount estimated hereunder or the actual taxes otherwise due; and

WHEREAS, the application for tax exemption was complete and timely filed; the application was approved by the Tax Assessor and the multiple dwelling Project is eligible for tax exemption pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code; and

WHEREAS, upon the expiration of the tax exemption, the total assessment, including both land and improvements, will generate a total tax payment of \$25,656; and

WHEREAS, Laxmi Ma First, LLC, has agreed to pay the sum of \$12,000 to the City's Affordable Housing Trust Fund, which shall be paid in intervals set forth in Section 304-28 of the Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The application, attached hereto, for a five (5) year tax exemption for the full and true value of a new four (4) story building to contain eight (8) residential units, located in Block 11402, Lot 23, and more commonly known by the street address of 222 First Street, Jersey City, N.J., is hereby approved.

2. The Mayor or Business Administrator is hereby authorized to execute a tax exemption agreement which shall contain at a minimum, the following terms and conditions:

- (a) tax payment on the new improvements shall be:
 - (i) Year 1: the tax year in which the structure will be completed. \$0 taxes;
 - (ii) Year 2: the second tax year, 20% of actual taxes on improvements, estimated to be \$2,735;
 - (iii) Year 3: the third tax year, 40% of actual taxes on improvements, estimated to be \$5,469;

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 11402, LOT 23, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 222 FIRST STREET

- (iv) Year 4: the fourth tax year, 60% of actual taxes on improvements, estimated to be \$8,204; and
- (v) Year 5: the fifth tax year, 80% of actual taxes on improvements, estimated to be \$10,938.

The applicant has agreed that in the event the Citywide revaluation results in a decrease in the amount of actual taxes otherwise due for purposes of calculating a tax payment hereunder; during this five (5) year period, the amount due hereunder shall be calculated on the higher of the amount estimated above or the actual taxes due after the revaluation; and

(b) The project shall be subject to all federal, state and local laws, and regulations on pollution control, worker safety, discrimination in employment, zoning, planning, and building code requirements pursuant to N.J.S.A. 40A:21-11(b).

(c) If, during any tax year prior to the termination of the tax agreement, the property owner ceases to operate or disposes of the property, or fails to meet the conditions for qualifying, then the tax which would have otherwise been payable for each tax year shall become due and payable from the property owner as if no exemption and abatement had been granted. The collector forthwith ad the tax collector shall, within 15 days thereof, notify the owner of the property of the amount of taxes due.

(d) With respect to the disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, no tax shall be due, the exemption shall continue, and the agreement shall remain in effect.

(e) At the termination of a tax exemption agreement, the new improvements shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a project, at the termination of an agreement, from qualifying for, an receiving the full benefits of, any other tax preferences provided by law.

(f) Affordable Housing Trust Fund: \$1,500 per unit, for a total of \$12,000.

3. An obligation to execute a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses.
4. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project achieves Substantial Completion within twenty-four (24) months of the date of adoption of the within Ordinance.
5. The form of tax exemption agreement is attached hereto as Exhibit B, subject to such modification as the Corporation counsel or Business Administrator deems necessary.
6. The Tax Assessor shall send a copy of the fully executed Financial Agreement will be sent to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of execution pursuant to N.J.S.A. 40a:21-11(d).

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 11402, LOT 23, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 222 FIRST STREET

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner provided by law.
- D. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/he
6/5/14

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

Corporation Counsel

APPROVED: _____

APPROVED: _____

Business Administrator

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 14.074

TITLE: 3.K JUN 11 2014 4.J

JUN 25 2014

An ordinance a five (5) year tax exemption pursuant to the provisions of N.J.S.A. 40A:21-1, et seq., and Section 304-12 of the Municipal Code for property designated as Block 11402, Lot 23, on the City's tax map and more commonly known by the street address of 222 First Street.

RECORD OF COUNCIL VOTE ON INTRODUCTION JUN 11 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 25 2014 8-0											
Councilperson <u>RAMCHAL</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

KABILI TAYARI

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 25 2014 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **JUN 11 2014**
 Adopted on second and final reading after hearing on **JUN 25 2014**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **JUN 25 2014**

Robert Byrne
 Robert Byrne, City Clerk

*Amendment(s):

APPROVED: *[Signature]*
 Rolando R. Lavarro, Jr., Council President

Date **JUN 25 2014**

APPROVED: *[Signature]*
 Steven M. Fulop, Mayor
JUN 30 2014

Date _____

Date to Mayor **JUN 26 2014**